

RECORD OF SURVEY FOR JENNIFER HARRIS

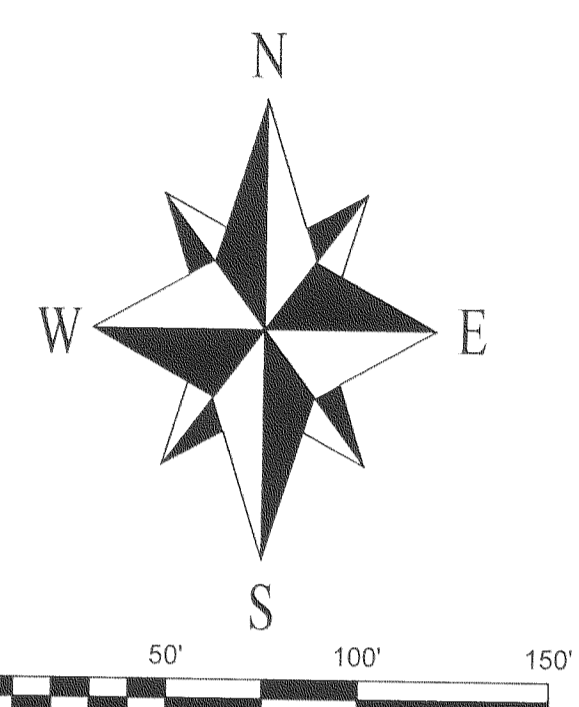
LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 1,
TOWNSHIP 1 NORTH, RANGE 9 EAST W.M.,
TAX LOTS 700, 800 & 900, 01N-09E-01AD,
TAX LOT 203, 01N-09E-01,
HOOD RIVER COUNTY, OREGON.
Sheet 1 of 2

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

Survey No: *CS 2012 046*

Filed Date: *10.18.12*

By: *[Signature]*



SCALE 1 INCH = 50 FEET

TAX LOT 200
1N-09E-01

TAX LOT 203
1N-09E-01
85,146 Sq.Ft.±
1.96 Acres±

TAX LOT 900
1N-09E-01AD
12,895 Sq.Ft.±
0.30 Acres±

TAX LOT 800
1N-09E-01AD
20,203 Sq.Ft.±
0.46 Acres±

TAX LOT 700
1N-09E-01AD
12,842 Sq.Ft.±
0.29 Acres±

CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	1884.86'	142.47'	N 03°00'35" E	142.44'	4°19'51"
C2	1884.86'	20.21'	N 05°28'56" E	20.21'	0°36'51"
C3	1884.86'	140.78'	N 07°55'45" E	140.75'	4°16'46"

50' WIDE RIGHT OF WAY, 35' WESTERLY AND 15' EASTERLY OF THE EXISTING RAILROAD AS PER HOOD RIVER COUNTY CIRCUIT COURT CASE No. 930062CC.

50' WIDE RIGHT OF WAY, 25' EITHER SIDE OF THE RAILWAY AS PER DEED MICROFILM No. 910396.

Mathematical center of rail road
Held 3° arc between straights
Arc: 772.88'
Radius: 1909.86'
Δ=23°11'21"
Chord: 767.71'
Chord Brg: S 02°27'33" W
Degree of Curve: 3° (Held)

BASIS OF BEARINGS:

N A D 83 OREGON STATE PLANE, NORTH ZONE, GRID BEARINGS. THE RELATIONSHIP BETWEEN THE BEARINGS OF THIS SURVEY AND THE EAST LINE OF SECTION 1 AS PER C.S.#99056 IS ALSO SHOWN.

SYMBOL LEGEND:

- SET 5/8" BY 30" IRON ROD WITH BLUE PLASTIC CAP STAMPED "CROSS PLS 60051"
- FOUND MONUMENT OF RECORD AS NOTED
- CALCULATED CORNER - NOT FOUND OR SET
- (50.00') DEED OR PLAT DISTANCE
- FENCE

PROJECT NUMBER: 2011025.
DATE OF DRAWING: OCTOBER 18, 2012.
DATE OF MONUMENTATION: OCTOBER 21, 2011.
HOOD RIVER COUNTY ASSESSORS MAP: 01N-09E-01AD.

COLUMBIA RIVER SURVEYING & MAPPING

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REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JANUARY 15, 2002
BRADLEY J. CROSS
60051

RENEWS: 12/31/2013

RECEIVED OCT 18 2012

CS 2012 046-1

RECORD OF SURVEY FOR JENNIFER HARRIS
LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 1,
TOWNSHIP 1 NORTH, RANGE 9 EAST W.M.,
TAX LOTS 700, 800 & 900, 01N-09E-01AD,
TAX LOT 203, 01N-09E-01,
HOOD RIVER COUNTY, OREGON.
Sheet 2 of 2

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

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NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO VERIFY AND MONUMENT THE TRACTS OF LAND DESCRIBED BY AMERITITLE PRELIMINARY TITLE REPORT #1, TITLE No.0043530, DATED OCTOBER 11, 2011.

THE LEGAL DESCRIPTION ATTACHED TO THE PRELIMINARY TITLE REPORT DESCRIBES 2 TRACTS. TRACT 1 BEING LOTS 1,2,3,4,5,6,7 & 8, BLOCK 7 OF THE TOWN OF WINANS. TRACT 2 IS DESCRIBED BY MEETS AND BOUNDS ESSENTIALLY AS A 284 FOOT BY 300 FOOT RECTANGLE ADJACENT TO THE WEST OF LOTS 4 & 5 OF BLOCK 7. THE DESCRIPTION IS CONSISTENT WITH HOOD RIVER COUNTY DEED MICROFILM No.973179.

I ESTABLISHED THE EASTERLY LINE OF THE TOWN OF WINANS BY HOLDING THE MONUMENTS FOUND AT THE NORTHEAST CORNER AND EAST QUARTER CORNER OF SECTION 1. I THEN ESTABLISHED THE STREET AND BLOCK CORNERS ALONG THIS LINE BY HOLDING THE ORIGINAL PLAT DISTANCES. I HELD THE MONUMENTS FOUND AT THE NORTHWEST CORNER OF IOWA STREET AND THE SOUTHEAST CORNER OF BLOCK 7 TO ESTABLISH THE SOUTHERLY LINE OF BLOCK 7. I THEN PROPORTIONED THE ORIGINAL SUBDIVISION DISTANCES WITH THE MEASURED DISTANCE ALONG THE SOUTHERLY LINE OF BLOCK 7 TO ESTABLISH THE MISSING LOT CORNERS. I ESTABLISHED THE MISSING CORNERS ALONG THE WESTERLY LINE OF BLOCK 7 BY HOLDING THE MONUMENT FOUND AT THE NORTHWEST CORNER OF LOT 4 OF BLOCK 7 AND THE NORTHWEST CORNER OF BLOCK 8 AND THEN PROPORTIONED THE ORIGINAL PLAT DISTANCES. I HELD THE MONUMENT FOUND AT THE NORTHEAST CORNER OF LOT 6 OF BLOCK 7 AND THE CALCULATED NORTHEAST CORNER OF BLOCK 6 AND THEN PROPORTIONED THE ORIGINAL PLAT DISTANCES TO ESTABLISH THE MISSING NORTHERLY LOT CORNERS OF BLOCK 7. MONUMENTS WERE ALSO ACCEPTED AS ORIGINAL PLAT CORNERS AT THE NORTHEAST CORNER OF LOT 3 AND THE SOUTHEAST CORNER OF LOT 6 OF BLOCK 7. THE REMAINING MISSING CORNERS OF THE TAX LOTS WITHIN BLOCK 7 WERE CALCULATED BY PROPORTIONING THE ORIGINAL DISTANCES FROM THE PREVIOUSLY HELD OR CALCULATED CORNERS. I HELD THE PLATTED DISTANCES FOR ALL STREETS AND ALLEYS.

THE RIGHT OF WAY FOR THE MOUNT HOOD RAILROAD WAS ESTABLISHED BY HOLDING THE CENTER LINE OF THE EXISTING TRACKS ALONG THE STRAIGHTS TO THE NORTH AND SOUTH AND FITTING A CIRCULAR CURVE WITH A 3 DEGREE ARC AS PER THE RIGHT OF WAY AND TRACK MAP, DATED JUNE 30, 1916. THIS METHOD FITS THE EXISTING RAIL LOCATION WITHIN THE CURVE QUITE WELL. THE RIGHT OF WAY IS 25 FEET EITHER SIDE OF THE CENTERLINE AS PER HOOD RIVER COUNTY DEED MICROFILM No.910396. THE TITLE REPORT NOTES AS SPECIAL EXCEPTION No.10 FOR THE MOUNT HOOD RAILROAD RIGHT OF WAY, BEING DESCRIBED BY BOOK G OF DEEDS, PAGE 330, BUT MAY ALSO REQUIRE THE MICROFILM No.910396 DOCUMENT WHICH WAS RECORDED IN 1991, BUT SIGNED IN 1905, FOR CLARIFICATION OF USE AND RIGHT OF WAY WIDTH. A HOOD RIVER COUNTY CIRCUIT COURT CASE No.930062CC, FILED MARCH 1, 1994, JUDGED THAT THE RIGHT OF WAY FOR THE RAILROAD IS TO BE 35 FEET WESTERLY, AND 15 FEET EASTERLY OF THE CENTER LINE OF THE EXISTING RAILROAD TRACK FOR BLOCK 4 AND BLOCK 8 OF THE TOWN OF WINANS. IT MAKES NO MENTION OF ANY OTHER BLOCKS OF THE TOWN OF WINANS BEING SUBJECT TO THIS JUDGMENT.

TO ESTABLISH THE BOUNDARIES OF TRACT 2 OF THE LEGAL DESCRIPTION CONTAINED WITHIN THE PRELIMINARY TITLE REPORT I HELD THE LINE BETWEEN THE CORNERS ESTABLISHED AT THE SOUTHWEST CORNER OF LOT 4 AND THE NORTHWEST CORNER OF LOT 5 OF BLOCK 7 AND TURNED AN ANGLE OF 90 DEGREES AS PER THE DESCRIPTION FOR A DISTANCE OF 284 FEET TO ESTABLISH THE NORTHWEST CORNER. I THEN HELD A LINE PARALLEL TO THE LINE BETWEEN THE PREVIOUSLY MENTIONED SOUTHWEST CORNER OF LOT 4 AND THE NORTHWEST CORNER OF LOT 5 WITH A LENGTH OF 300 FEET TO ESTABLISH THE SOUTHWEST CORNER AS PER THE DESCRIPTION AND SET A NEW MONUMENT. THE RESULTING TIE TO THE DESCRIPTION POINT OF BEGINNING AT THE SOUTHWEST CORNER OF LOT 4 FIT THE DESCRIPTION DISTANCE EXACTLY. THERE IS HOWEVER A VERY SLIGHT ANGLE POINT INTRODUCED ALONG THE SOUTHERLY LINE OF THE DESCRIPTION BY HOLDING THE MONUMENT FOUND AT THE NORTHWEST CORNER OF IOWA STREET. A MONUMENT COULD NOT BE SET AT THE NORTHWEST CORNER AS IT FALLS IN A LARGE COTTONWOOD TREE. REFERENCE MONUMENTS WERE SET FOR THE NORTHWEST CORNER 5 FEET SOUTHERLY ALONG THE WESTERLY LINE AND 4 FEET EASTERLY ALONG THE NORTHERLY LINE.

THE PUBLIC RIGHTS OF WAY DEDICATED ON THE PLAT OF THE TOWN OF WINANS HAVE NOT ALL BEEN IMPROVED INTO ROADS. THE MAJORITY OF AUDIBON STREET IS NOW ENGULFED BY THE MOUNT HOOD RAILROAD RIGHT OF WAY. THE PORTION OF AUDIBON STREET SHOWN TO THE NORTH OF THE RAILROAD HAS NOT BEEN CONSTRUCTED. A DRIVEWAY TO A TAX LOT IN BLOCK 8 PARALLELS THE RAILROAD RIGHT OF WAY AND ENCROACHES SLIGHTLY ONTO THE NORTHEAST PORTION OF LOT 8 OF BLOCK 7 BY APPROXIMATELY 5 FEET. THE ALLEY OF BLOCK 7 HAS NOT BEEN CONSTRUCTED AND APPEARS TO HAVE BEEN OCCUPIED BY THE ADJACENT LOTS FOR MANY YEARS. AN OLD SHED STRADDLES THE ALLEY. INDIANA STREET HAS NOT BEEN CONSTRUCTED.

THE ASSESSORS MAP SHOWS PORTIONS OF TAX LOT 800 TO THE EAST OF THE RAILROAD RIGHT OF WAY. THIS SURVEY ESTABLISHES ALL OF BLOCK 7 TO THE WEST, OR WITHIN THE RAILROAD RIGHT OF WAY, WITH NO PORTIONS EXISTING TO THE EAST.

THE TWO CITY OF HOOD RIVER WATER LINE EASEMENTS RECORDED IN 1929 SHOWN AS SPECIAL EXCEPTIONS No.'S 11 & 12 ON THE PRELIMINARY TITLE REPORT ARE NOT SHOWN. THEIR DESCRIBED LOCATION IS DIFFICULT TO PLOT PRECISELY AND WOULD MORE LIKELY BE BETTER REPRESENTED BY THE TRUE LOCATION OF THE WATER LINE IF IT EXISTS.

REFERENCES:

AMERITITLE PRELIMINARY TITLE REPORT #1, TITLE No.0043530, DATED OCTOBER 11, 2011.

HOOD RIVER COUNTY DEED RECORDS:

WARRANTY DEED, RECORDED SEPTEMBER 26, 1997, AS MICROFILM No.973179. (TAX LOTS 700, 800, 900 & 203).
STATUTORY WARRANTY DEED, RECORDED AUGUST 4, 2010, AS DOCUMENT No.2010-02599. (TAX LOT 200 01N-09E-01).
AGREEMENT, RECORDED MAY 1, 1905, IN BOOK G OF DEEDS, PAGE 330. (TITLE REPORT SPECIAL EXCEPTION No.10 FOR THE MOUNT HOOD RAILROAD).
AGREEMENT DATED 1905, RECORDED MARCH 5, 1991 AS MICROFILM No.910396. (MOUNT HOOD RAILROAD).
RIGHT OF WAY DEED, RECORDED MAY 29, 1929, IN BOOK 21 OF DEEDS, PAGE 454. (CITY OF HOOD RIVER WATER LINE EASEMENT, TITLE REPORT SPECIAL EXCEPTION No.11).
RIGHT OF WAY DEED, RECORDED MAY 29, 1929, IN BOOK 21 OF DEEDS, PAGE 473. (CITY OF HOOD RIVER WATER LINE EASEMENT, TITLE REPORT SPECIAL EXCEPTION No.12).

HOOD RIVER COUNTY SURVEYORS OFFICE:

SUBDIVISION PLAT OF THE TOWN OF WINANS, FILED SEPTEMBER 8, 1893.
RIGHT OF WAY AND TRACK MAP, MOUNT HOOD RAILROAD, DATED JUNE 30, 1916.
SURVEY BY P.L.S.1815, FILED AUGUST 24, 1999, AS C.S.#99056.
SURVEY BY P.L.S.2393, FILED MAY 12, 1998, AS C.S.#98027.
SURVEY BY P.L.S.2393, FILED SEPTEMBER 12, 1994, AS C.S.#94095.
SURVEY BY P.L.S.2038, FILED DECEMBER 6, 1993, AS C.S.#93092.

HOOD RIVER COUNTY CIRCUIT COURT:
CASE No.930062CC, FILED MARCH 1, 1994

HOOD RIVER COUNTY ASSESSORS MAPS:
01N-09E-01AD, REVISED SEPTEMBER 10, 2008
01N-09E-01, REVISED DECEMBER 7, 2007.

CORNER NOTES:

1. FOUND BRASS CAP IN MONUMENT BOX AT TOWNSHIP CORNER, NORTHEAST CORNER OF SECTION 1.
2. FOUND BRASS CAP AT EAST QUARTER CORNER OF SECTION 1.
3. FOUND 1/2" IRON PIPE AT THE NORTHWEST CORNER OF IOWA & LINNAEUS STREETS FROM THE TOWN OF WINANS SUBDIVISION.
4. FOUND 1/2" IRON PIPE BURIED 12" AT THE SOUTHEAST CORNER OF BLOCK 7 OF THE TOWN OF WINANS SUBDIVISION. MONUMENT SET 2.24' WESTERLY AT THE INTERSECTION OF THE RAILROAD RIGHT OF WAY AND THE SOUTHERLY LINE OF LOT 1 FOR THE SOUTHEAST CORNER OF TAX LOT 800.
5. FOUND 3/4" IRON PIPE AT THE NORTHWEST CORNER OF LOT 4 OF BLOCK 7 OF THE TOWN OF WINANS SUBDIVISION.
6. FOUND 3/4" IRON PIPE AT THE NORTHEAST CORNER OF LOT 3 OF BLOCK 7 OF THE TOWN OF WINANS SUBDIVISION.
7. FOUND 3/4" IRON PIPE AT THE SOUTHEAST CORNER OF LOT 6 OF BLOCK 7 OF THE TOWN OF WINANS SUBDIVISION.
8. FOUND 3/4" IRON PIPE AT THE NORTHEAST CORNER OF LOT 6 OF BLOCK 7 OF THE TOWN OF WINANS SUBDIVISION.
9. FOUND 1/2" IRON PIPE AT THE NORTHWEST CORNER OF BLOCK 8 OF THE TOWN OF WINANS SUBDIVISION.
10. MONUMENT SET AT THE INTERSECTION OF THE NORTHERLY LINE OF LOT 8 AND THE RAILROAD RIGHT OF WAY 0.62' EASTERLY FROM THE NORTHWEST CORNER OF LOT 8 FOR THE NORTHEAST CORNER OF TAX LOT 800. DRIVEWAY TO TAX LOT 600 TO THE NORTH IN BLOCK 8 ENCROACHES ONTO TAX LOT 800 BY APPROXIMATELY 5 FEET AT THIS POINT.
11. NORTHWEST CORNER OF TRACT 2 OF THE LEGAL DESCRIPTION (TAX LOT 203) FALLS IN A LARGE COTTONWOOD TREE. REFERENCE MONUMENTS SET ALONG THE WESTERLY LINE OF TRACT 2, 5 FOOT SOUTHERLY, AND ALONG THE NORTHERLY LINE 4 FEET EASTERLY FROM THE TRUE CORNER.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]

OREGON
JANUARY 15, 2002
BRADLEY J. CROSS
60051

RENEWS: 12/31/2013

PROJECT NUMBER: 2011025.
DATE OF DRAWING: OCTOBER 28, 2012.
DATE OF MONUMENTATION: OCTOBER 21, 2011.
HOOD RIVER COUNTY ASSESSORS MAP: 01N-09E-01AD.

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CS 2012 046-2